

UNOFFICIAL COPY

PREPARED BY:
Lyons Law Group, LLC
5333 Main Street
Downers Grove, IL 60515

MAIL TAX BILL TO:
Katherine Cicchelli
1842 N. Wilmot
Chicago, IL 60647

MAIL RECORDED DEED TO:
Gregory Spitzer
Paul Hastings LLP
715 Wacker Drive
25th Floor
Chicago, IL 60606



Doc# 1715810012 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 11:10 AM PG: 1 OF 2

WARRANTY DEED

Statutory (Illinois)
Husband and wife

THE GRANTOR(S), Larry Nguyen and Carolyn Nguyen, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Katherine Cicchelli, of 1842 N. Wilmot, Chicago, Illinois, 60647, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT "F" (1842 WILMOT AVE)

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THAT FOR CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "C", DISTANT 93.58 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 18.01 FEET (RECORD) 18.02 FEET (MEASURED) TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.20 FEET TO A POINT; THENCE SOUTH 47 DEGREES 16 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 6.29 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 105.32 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "C"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 76.85 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 47 DEGREES 25 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 14.93 FEET TO A POINT, DISTANT 90.39 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 76.89 FEET TO A POINT; THENCE NORTH 47 DEGREES 16 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 3.20 FEET (MEASURED) TO A POINT; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL, FOR A DISTANCE OF 23.14 FEET (RECORD) 23.16 FEET (MEASURED) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL "C"

THE SOUTHEASTERLY 8.73 FEET OF LOT 51; ALSO LOTS 52 TO 56 BOTH INCLUSIVE, ALL IN BLOCK 16, IN PIERCE ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-31-312-066-0000
Property Address: 1842 N. Wilmot, Chicago, IL 60647

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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Dated this, 22nd day of May, 2017

Larry Nguyen
Larry Nguyen
Carolyn Nguyen
Carolyn Nguyen

STATE OF California)
COUNTY OF RIVERSIDE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Larry Nguyen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22nd day of May, 2017.

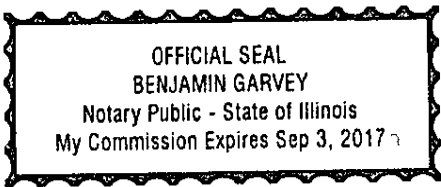
[Signature]
Notary Public
My Commission expires: DEC 3, 2020

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carolyn Nguyen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21st day of May, 2017.

[Signature]
Notary Public
My commission expires: 9/3/17



REAL ESTATE TRANSFER TAX 26-May-2017



COUNTY: 372.50
ILLINOIS: 745.00
TOTAL: 1,117.50

14-31-312-066-0000 | 20170501661414 | 1-291-381-184

REAL ESTATE TRANSFER TAX 26-May-2017



CHICAGO: 5,587.50
CTA: 2,235.00
TOTAL: 7,822.50 *

14-31-312-066-0000 | 20170501661414 | 1-465-838-016

* Total does not include any applicable penalty or interest due.